

Article 40: Appropriate to Rosemary Recreation Complex

Annual Town Meeting - May 2, 2016

Needham Park and Recreation Commission



WELCOME to the new vision for the Rosemary Recreation Complex!

The Needham Park and Recreation Commission is requesting your support for the appropriation of \$550,000 to *continue* to design the new facility at the Rosemary Lake parcel. Town Meeting approved \$450,000 from Community Preservation Funds in May 2015, and as indicated at the time, this second set of funds is to bring the project through the permitting phase. A request for construction funds will be submitted for the May 2017 Town Meeting.

This information packet has been prepared for Town Meeting members with additional information available at www.needhamma.gov/rosemaryrecreationcomplexdocuments

Decisions and Guiding Principles

At the conclusion of the 2013 Feasibility Study, the Park and Recreation Commission set goals and guiding principles to be used to evaluate options.

- Build an outdoor pool facility that best meets the needs of multi-generations in the community;
- Create a facility that would not require annual drawdown of Rosemary Lake;
- Reduce the size of the pool facility, while maintaining ability to continue current programming;
- Understand best location of pool facility, within sloped property;
- Consider reuse of infrastructure, where possible, to control costs;
- Incorporate year-round use of the site to bring more value.



Process

- Feasibility study conducted in 2013 with Weston & Sampson; multiple public input sessions including at pool; continual written input from residents.
- Design process began in August 2015 with BH+A.
- Preliminary options: location of pool; type of pool(s); possibility of year-round swimming. All were reviewed with focus on type of programming with cost estimates.
- Concept chosen in November 2015: (a) a recreation pool with slides and water walking lanes; (b) a fitness/regulation competition pool with diving board; (c) the bathhouse and pool entrance at lower level of new building; (d) two parking lots with approximately 100 spaces; (e) second floor on building for year-round programming space and office space for Park and Recreation Department and Health Department. An initial cost estimate was developed in December 2015.
- Details developed from concept and more comprehensive cost estimate was developed in April 2016.

RECREATION POOL

Zero Depth Entry

Play Features; Slides; Swim Lessons; Shade

Long lanes for water walking, fitness laps

FITNESS/COMPETITION POOL

8 regulation lanes

Diving board

SITE

Spray Park/Splash Pad—near pools

(Available when pools closed)

New driveway with reduced slope

Approximately 100 parking spaces

Stormwater management

Concrete Pool Deck

Rosemary Lake Pool

Town of Needham Permanent Public Building Committee
500 Dedham Ave. Needham, MA 02492



Bargmann Hendrie + Archetype, Inc. 300 A Street Boston, MA 02210 Tel: (617) 350-0450 04/07/16
P:\3255 Rosemary Pool\graphic\town meeting 20160204\HA-Pres 24x36 colored site plan.indd



BATHHOUSE

Located on lower level

Easy access from parking

Restrooms/Shower located near pools

Outdoor showers

Sand filters with chlorine and UV disinfectant

RECREATION AND HEALTH

Located on upper level

Easy access from parking

2,200 sq ft multi-purpose space

Small meeting space

Park and Recreation Department Offices

Health Department Offices



Entrance to the upper floor from lower parking lot. Once inside the lobby, the multi-purpose room is to the left and offices are straight ahead, and to the left.

Entrance to the pools from the lower parking lot. A ramp is located behind the wall for strollers and for those who cannot use the stairs. Entrance is through the arch.



View from the tiers. The lower tiers will be accessible with a solid surface. Seating will be added in these areas.

Article 39: Removal of Sediment in Rosemary Lake

The DPW is requesting design funds of \$118,000 for the removal of sediment on the bottom of Rosemary Lake. Multiple projects have been completed to provide clean water to Rosemary Lake. This project will remove the soil, and provide cleaner water to Rosemary Brook. A request to DEP would be made to draw down the lake in late summer/early fall 2017, so that the end result is more effective and the cost of the project would be reduced.



ESTIMATES

BH+A provided estimates throughout the process, to help guide the Park and Recreation Commission on its design decisions. The Park and Recreation Commission viewed a variety of concepts, but worked to keep a balance between recreation opportunities vs. cost to determine value to the community. The PPBC provided input and guidance throughout the process. In April 2016, based on design development documents, a more formal estimate was provided by their consultant. The full documents can be found at www.needhamma.gov/rosemaryrecreationcomplexdocuments

Bathhouse (1st floor)	\$4,185,215
Upper Level	\$1,907,424
Pools	\$4,107,360
Terraces/Ramps	\$1,440,712
Parking/Site Improvements	\$2,086,637
Design Costs	\$1,000,000 (\$450,000 + \$550,000)
Soft Costs*	<u>\$1,953,600</u>
	\$16,680,948

A review of CPA eligibility still needs to be undertaken, but in general, the outdoor pools and related building and site costs are likely eligible. Offices and indoor recreation spaces and related site costs are not likely to be eligible.

* Soft costs = A&E fees, OPM, Testing, Bonds, Permitting, Construction and Owners contingency, FF&E

Thank you to...

- The many residents who have provided input on this project during the past three years, including Town Meeting members who attended presentations;
- The Rosemary Pool Design Advisory Committee, representing a variety of constituency groups;
- The Board of Selectmen, Permanent Public Building Committee, the Town Manager and all the Town boards and staff members who have provided guidance!



ROSEMARY LAKE 1940

History of Swimming at Rosemary Lake

The meadow, full of the rosemary plant, with a stream running through it, was developed into a lake in the 1830's, for use by local mills. In the 1880's, William Carter purchased the lake. By 1912, it was suggested that swimming be allowed at Rosemary Lake, and it was informally allowed with two afternoons for females and five afternoons for males. The primary swimming location at that time was in the Charles River off of South Street. The Town purchased the property in 1943 and formally oversaw the lake as a swimming facility. Many Needham children learned to swim in the lake, and dive from the docks. The lake closed for swimming after the 1969 season, with the hopes that it could be cleaned up and re-opened in the future. For what was hoped to be a temporary solution, Rosemary Pool was built within the lake and opened in mid-summer 1972 and the building in 1975, with both receiving on-going maintenance/construction through the years. The pool was built larger than most municipal pools in order to replicate many of the program aspects of the lake.

The long-time goal of the Commission was to develop a plan that would eliminate the need for annual draining of the lake. The Commission's concept meets that goal.

The 2013 feasibility study looked at the option of returning to swimming in the lake. The Town stopped using the lake for swimming when it did not meet proper water quality standards. With high levels of nitrogen and phosphorus coming into the lake from the three tributaries (run-off from roads and residential lawns), the water environment encourages the growth of bacteria, including E-coli. The estimated time to create and implement a master plan to meet swimming standards would be about 20 years.

Storm water improvements have been made from Lake Drive, from Rosemary Street, and other areas within the large watershed. The project would include additional improvements on the site, and DPW is requesting funds to remove sediment from the lake bottom to further improve the lake and brook.